

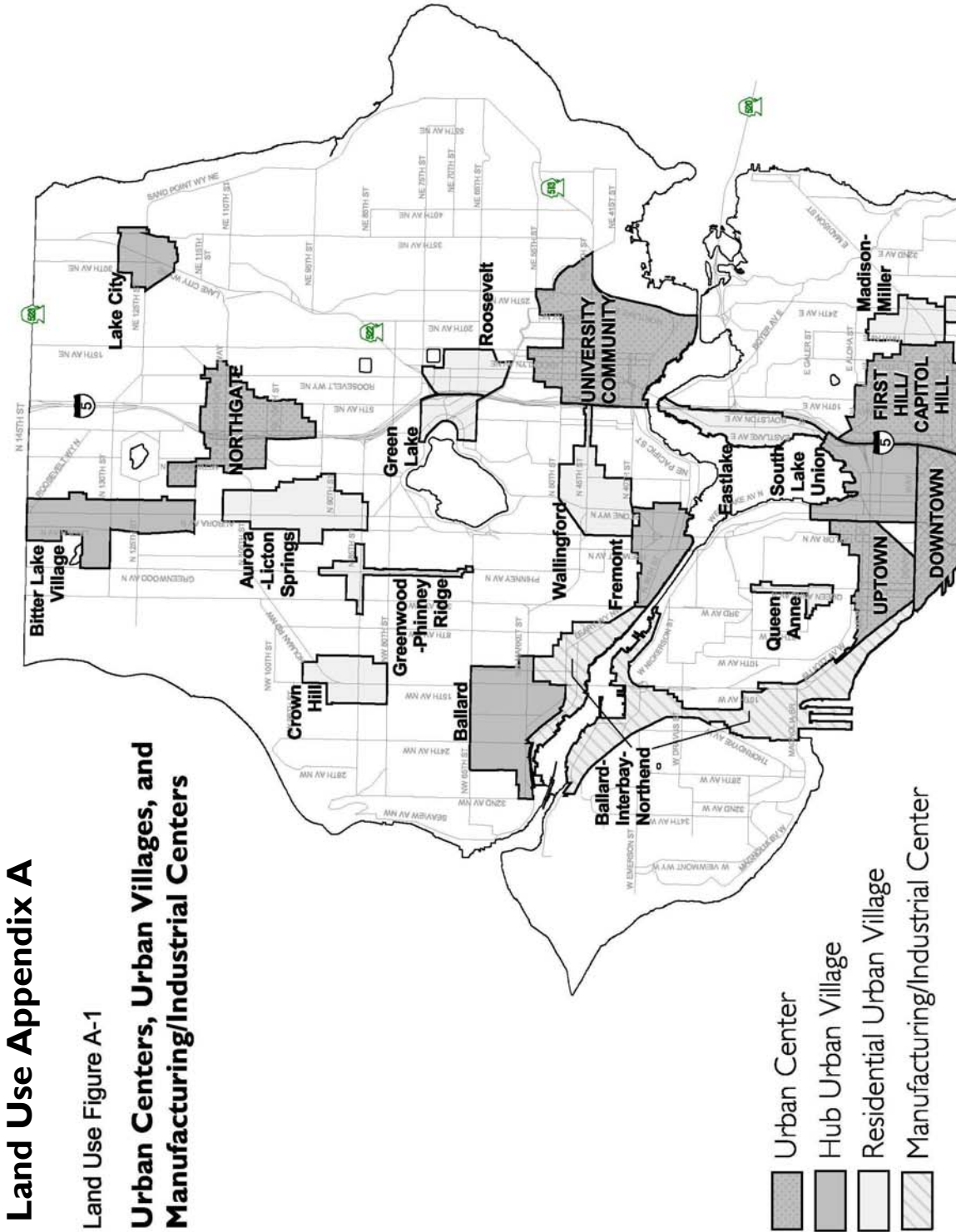


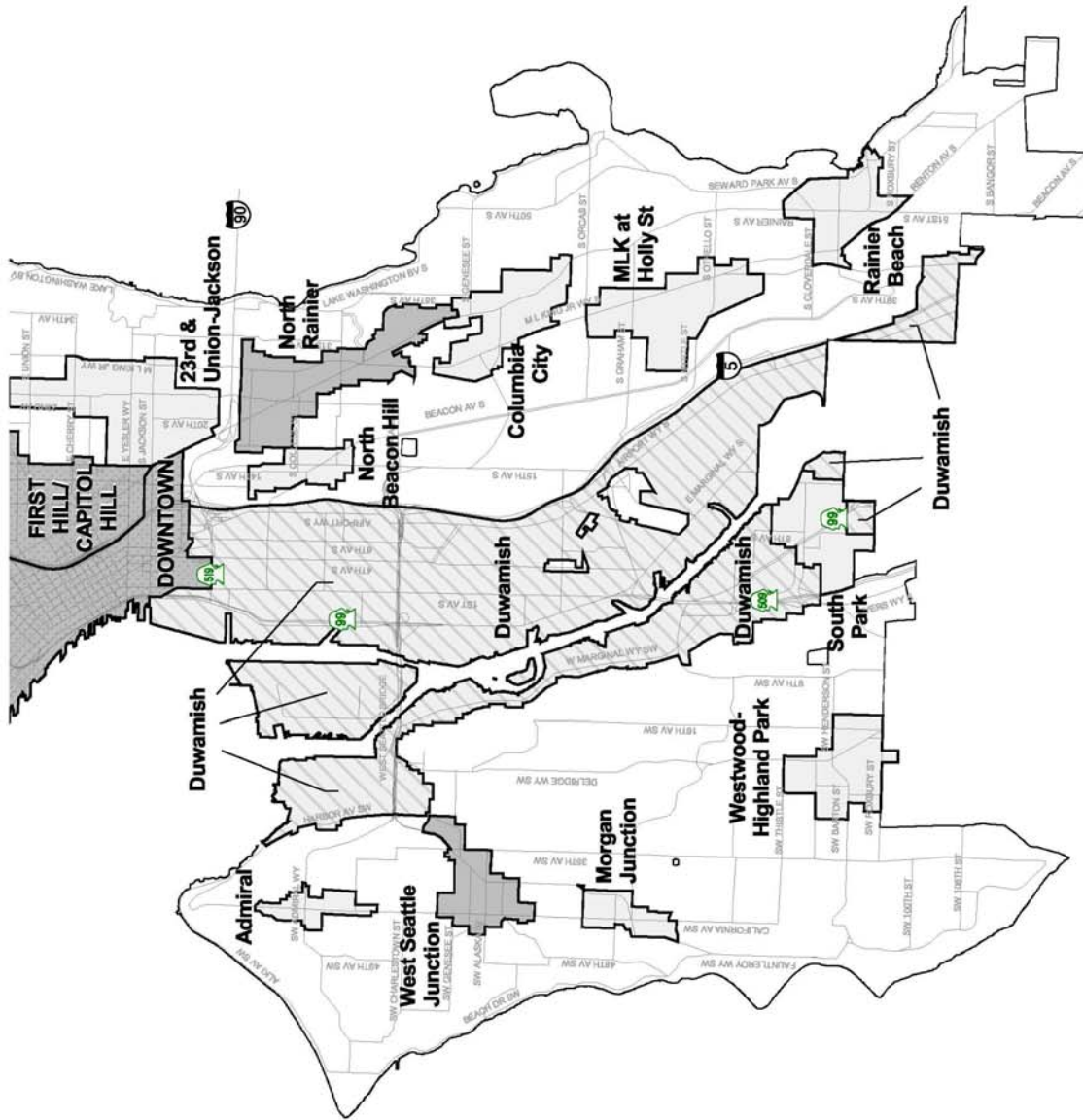
# Land Use Appendices

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## Land Use Appendix B

### Growth Targets and Planning Estimates for Urban Centers, Center Villages, Hub Urban Villages, and Residential Urban Villages

Village	Land Area in Acres	Households (HH)				Employment (Jobs)			
		Existing	Existing Density (HH/Acre)	Growth Target or Planning Estimate <sup>1</sup> (HH Growth)	Estimated 2010 Density	Existing	Existing Density (Jobs/Acre)	Growth Target or Planning Estimate <sup>1</sup> (Job Growth)	Estimated 2010 Density
<b>Urban Centers &amp; Center Villages</b>									
<b>Downtown Urban Center Total</b>	<b>945</b>	<b>7,421</b>	<b>7.9</b>	<b>14,700</b>	<b>23.4</b>	<b>165,119</b>	<b>175</b>	<b>62,700</b>	<b>241</b>
Belltown Village	216	3,492	16.2	6,500	46.3	22,699	105	4,500	126
Denny Triangle Village	143	514	3.6	3,500	28.1	22,010	154	23,600	319
Commercial Core Village	275	1,435	5.2	1,300	9.9	106,823	388	27,000	487
Pioneer Square Village	142	376	2.6	2,100 <sup>2</sup>	17.4	9,113	64	4,800 <sup>2</sup>	98
Chinatown/International District Village	169	1,604	9.5	1,300	17.2	4,474	26	2,800	43
<b>First Hill/Cap. Hill Center Total</b>	<b>912</b>	<b>21,673</b>	<b>23.8</b>	<b>5,540</b>	<b>30.0</b>	<b>33,393</b>	<b>37</b>	<b>11,700</b>	<b>50</b>
First Hill Village	225	5,896	26.2	2,400	36.9	20,626	85	6,100	119
Capitol Hill Village	396	12,450	31.4	1,980	36.4	5,284	13	3,000	21
Pike/Pine Village	131	2,349	18.0	620	22.7	3,963	30	1,400	41
12th Avenue Village	160	978	6.1	540	9.5	3,520	22	1,200	30
<b>Univ. Community Urban Center Total</b>	<b>770</b>	<b>11,611</b>	<b>15.0</b>	<b>2,110<sup>3</sup></b>	<b>17.8</b>	<b>31,427</b>	<b>41</b>	<b>8,500</b>	<b>52</b>
University Dist. NW Village	289	4,324	14.9	1,630	20.5	8,625	30	3,000	40
Ravenna Village	122	973	8.0	480	12.0	1,580	13	700	19
<b>Northgate Urb. Center Total</b>	<b>410</b>	<b>3,291</b>	<b>8.0</b>	<b>3,000</b>	<b>15.3</b>	<b>11,366</b>	<b>28</b>	<b>9,300</b>	<b>50</b>
<b>Uptown Queen Anne Urban Center Total</b>	<b>297</b>	<b>3,138</b>	<b>10.6</b>	<b>1,312</b>	<b>15.0</b>	<b>1,9000</b>	<b>64</b>	<b>3,300</b>	<b>75</b>
<b>Hub Urban Villages</b>									
Ballard	323	4,279	13.2	1,520	17.9	3,518	11	3,700	22
Fremont <sup>4</sup>	339	3,766	11.1	750	13.5	6,937	20	1,700	25
Lake City <sup>4</sup>	310	2,740	8.8	1,400	13.3	2,827	9	2,900	18
W. Seattle Junction	225	1,835	8.2	1,100	13.0	3,108	14	2,300	24
Bitter Lake Village <sup>4</sup>	344	2,271	6.6	1,260	10.3	4,027	12	2,800	20
North Rainier <sup>4</sup>	415	2,043	4.9	1,200	7.8	3,371	8	3,500	17
South Lake Union <sup>4</sup>	446	461	1.0	1,700	4.8	15,230	34	4,500	44





## Land Use Appendix B

### Growth Targets and Planning Estimates for Urban Centers, Center Villages, Hub Urban Villages, and Residential Urban Villages

Village	Land Area in Acres	Households (HH)				Employment (Jobs)			
		Existing	Existing Density (HH/ Acre)	Growth Target or Planning Estimate <sup>1</sup> (HH Growth)	Estimated 2010 Density	Existing	Existing Density (Jobs/ Acre)	Growth Target or Planning Estimate <sup>1</sup> (Job Growth)	Estimated 2010 Density
<b>Residential Urban Villages</b>									
Aurora-Licton <sup>4</sup>	288	2,106	7.3	900	10.4	NA	NA	NA	NA
Greenwood/Phinney Ridge <sup>4</sup>	202	1,283	6.4	350	8.1	NA	NA	NA	NA
Upper Queen Anne <sup>4</sup>	103	1,063	10.3	300	13.2	NA	NA	NA	NA
Eastlake <sup>4</sup>	205	2,423	11.8	380	13.6	NA	NA	NA	NA
23rd Ave S @ S Jackson-Union <sup>4</sup>	485	3,186	6.6	900	8.4	NA	NA	NA	NA
Admiral District <sup>4</sup>	103	798	7.8	340	11.1	NA	NA	NA	NA
Green Lake	107	1,439	13.4	400	17.2	NA	NA	NA	NA
Roosevelt	160	1,007	6.3	340	8.4	NA	NA	NA	NA
Wallingford <sup>4</sup>	245	1,973	8.1	200	8.9	NA	NA	NA	NA
Rainier Beach	227	1,482	6.5	740	9.8	NA	NA	NA	NA
Columbia City <sup>4</sup>	313	1,639	5.2	740	7.6	NA	NA	NA	NA
Westwood-Highland Park	278	1,654	6.0	700	8.5	NA	NA	NA	NA
Beacon Hill <sup>4</sup>	171	1,844	10.8	550	14.0	NA	NA	NA	NA
Crown Hill	173	929	5.4	310	7.2	NA	NA	NA	NA
MLK @ Holly Street	380	1,247	3.3	800 <sup>5</sup>	5.4	NA	NA	NA	NA
South Park	264	997	3.8	350	5.1	NA	NA	NA	NA
Madison-Miller	145	1,486	10.3	400	13.0	NA	NA	NA	NA
Morgan Junction <sup>4</sup>	139	1,104	8.0	300	10.1	NA	NA	NA	NA

#### Footnotes

- <sup>1</sup> Growth targets for urban centers are established in land use element section C. Growth targets for residential and hub urban villages were established in land use element section C upon adoption of each neighborhood plan. Separate growth targets for urban center villages are not adopted, planning estimates will remain for guidance and monitoring.
- <sup>2</sup> Assumes north Kingdome parking lot and vacant floor area in existing structures is available to accommodate a substantial share of household and employment growth.
- <sup>3</sup> No additional student housing growth according to UW General Physical Development Plan.
- <sup>4</sup> The land area used to estimate densities for hub and residential urban villages are based on preliminary unadopted village boundaries. Where adopted boundaries shown in Appendix A have been amended, the acreage, existing households and employment, and densities may be different than indicated in this Appendix B. These figures will be updated as new information becomes available.
- <sup>5</sup> Because of the plans for redevelopment of the Holly Park Garden Community a greater growth planning estimate is established for this area relative to other similar residential urban villages.





Growth planning estimates for areas outside of urban villages and centers are as follows:

- I. Residential growth:
  - A. In areas within a quarter mile radius surrounding all neighborhood anchors: 6,000 households
  - B. In the areas beyond a quarter mile radius surrounding all neighborhood anchors: 9,000 households
2. Employment growth: No specific planning estimate. Areas outside of villages and centers are to share some portion of the 14,660 jobs not estimated for center or hub urban villages, at appropriate development intensities, where current zoning allows, including existing major institutions, industrial areas located outside designated Manufacturing/Industrial Centers, and commercial areas.





## Land Use Appendix C

### Cumulative Limits on Upzoning Land Zoned Single-family That Meets Land Use Code Locational Criteria for a Single-family Designation

Village/Center	Acres	Village/Center	Acres
Northgate	4.2	North Rainier	126.5
University Community		South Lake Union	0
Northwest	4.7	Aurora/Licton Springs	57.8
Ravenna	0	Greenwood/Phinney Ridge	131.6
UW Campus	.4	Crown Hill	106.9
Uptown Queen Anne	0	Upper Queen Anne	28.8
Downtown		Eastlake	19.5
Belltown	0	23rd Ave. @ S Jackson - Union	157
Denny Triangle	0	North Beacon Hill	56.4
Commercial Core	0	Columbia City	84.5
Pioneer Square	0	Admiral Junction	57.1
Chinatown/International District	1	MLK @ S Holly St.	116.6
First Hill/Capitol Hill		Westwood/Highland Park	141.9
Capitol Hill	0	South Park	209.3
Pike/Pine	0	Madison-Miller	38.1
First Hill	0	Green Lake	11.4
12 <sup>th</sup> Avenue	0	Roosevelt	95.3
Bitter Lake Village	31.9	Wallingford	132.3
Lake City	77.5	Rainier Beach	69.2
West Seattle Junction	52.3	Morgan Junction	88.3
Fremont	9.2		
Ballard	0		





## **Land Use Appendix D**

### **Summary of Existing Land Use, Population, and Employment Characteristics**

This section describes the existing arrangement and concentration of uses and activities such as housing, businesses, parks and industries. Detailed discussion of the natural features, platting pattern, transportation facilities and the development pattern is provided in the Draft Comprehensive Plan Land Use Element, published in April 1993.

#### **Land Uses**

Seattle encompasses approximately 53,813 acres or about 84 square miles. Land Use Figure A-2 illustrates how the city's land area is distributed among different types of uses. About 40% of the total land area is occupied by residential uses, most of which is in single-family development. Street rights-of-way take up the next largest amount of land -- almost 26%. Commercial and industrial areas, where most of the jobs in the city are located, occupy about 10%, while public parks account for approximately 9%.

Land Use Figure A-3 illustrates how these various activities are distributed within the city. With the exception of the downtown area and its immediate surroundings, Seattle is predominantly covered by single-family houses and street right-of-way. Most multifamily residences are concentrated in core areas such as First Hill/Capitol Hill and the University District. Jobs are located primarily in commercial and industrial areas such as Downtown, Duwamish, Northgate and the University District.

#### **Types of Housing**

Slightly over half of the city's households are living in detached, single-family houses that occupy 34% of the city's total land area. Most of these dwellings are located in areas devoted exclusively to low-density development (Land Use Figure A-4). The other half of the city's households live in some type of multifamily development concentrated on 6% of the city's land area. These multifamily dwellings are in buildings of varying sizes, including small buildings of two to four units (duplexes, triplexes and four-plexes), medium-sized buildings (apartment buildings and condominiums with 10 to 19 units), and large buildings (apartment buildings and condominiums with 20 units or more). Citywide, small multifamily buildings of two to four units account for very little of Seattle's housing. Most of the city's multifamily units are in large buildings.

#### **Housing And Population Density**

Land Use Figure A-5 shows the distribution of household density in the city expressed as the number of households per gross acre. (Gross acre includes nonresidential uses such as street rights-of-way and parks.) Areas with the highest density of households (hh) are located north of the I-90 freeway. Portions of First Hill/Capitol Hill contain the highest density of households -- in some areas well over 13 hh/gross acre. The next densest areas (11-13 hh/gross acre) include portions of the Denny Regrade, the south slope of Queen Anne Hill and a portion of the University District. Areas of more







moderate housing unit density (8-10 hh per gross acre) include West Seattle Junction, Ballard, Wallingford, Eastlake and Madison Park. A population density map (Land Use Figure A-6) is another way of presenting information about where people live. This figure shows a concentration of residents similar to that of the household density map. In addition, it shows isolated areas where a significant concentration of people occur, such as the Highpoint and Holly Park communities.

Land Use Figure A-2

AMOUNT OF LAND AREA BY LAND USE BY DISTRICTS  
(in Acres)

District	Single Family	Multi-family	Commercial	Industrial	Transport/Comm/Util *	Parks **	Other ***	Rights-of-Way ****	Vacant	Total
Ballard	1,544.8	249.3	259.6	147.1	38.6	117.3	175.5	958.0	132.1	3,622.3
Capitol Hill	661.7	272.9	144.1	14.8	12.8	333.3	240.7	654.8	90.0	2,425.1
Central	697.5	244.0	86.9	26.0	4.0	143.2	191.7	570.0	179.6	2,142.9
Downtown	0.4	42.9	383.4	27.7	25.4	18.1	207.3	302.7	13.1	1,021.0
Duwamish	1,299.3	153.5	510.8	1,247.3	691.3	312.9	860.6	2,137.1	702.4	7,915.2
Lake Union	495.3	230.3	148.4	73.2	17.7	472.3	113.8	592.7	51.3	2,195.0
North	1,803.7	242.5	265.4	14.8	16.4	233.2	170.8	924.0	110.1	3,780.9
Northeast	2,365.8	333.5	200.0	13.6	12.6	371.5	537.3	1,760.4	113.4	5,708.1
Northwest	2,602.2	388.4	258.8	13.7	13.2	307.5	347.3	1,571.9	229.0	5,732.0
Queen Anne	1,415.3	389.8	232.6	191.4	398.0	870.1	67.0	1,142.2	147.5	4,853.9
Southeast	1,951.4	181.1	122.0	46.4	10.9	658.3	200.0	1,121.5	337.4	4,629.0
West Seattle	3,627.9	445.2	217.9	795.9	199.9	973.4	200.0	2,296.3	1,031.6	9,788.1
Citywide Totals	18,465.3	3,173.4	2,829.9	2,611.9	1,440.8	4,811.1	3,312.0	14,031.6	3,137.5	53,813.5

Sources: King County Assessors Files, 1991; Seattle Planning Department GIS, 1993

\*Transportation, Communications, and Utilities      \*\*\* e.g., Cemeteries and Reservoirs  
\*\*Publicly-owned parks and dedicated open space      \*\*\*\* Platted Streets and Sidewalks





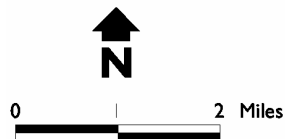
Land Use Figure A-3

## Generalized\* Existing Land Use

- Generalized Existing Land Use
- Single Family
  - Multi-Family
  - Commercial/Mixed Use
  - Industrial
  - Major Institution and Public Facilities/Utilities
  - Parks/Open Space/Cemeteries
  - Vacant

\* Generalized land use indicates the majority use for the census block.

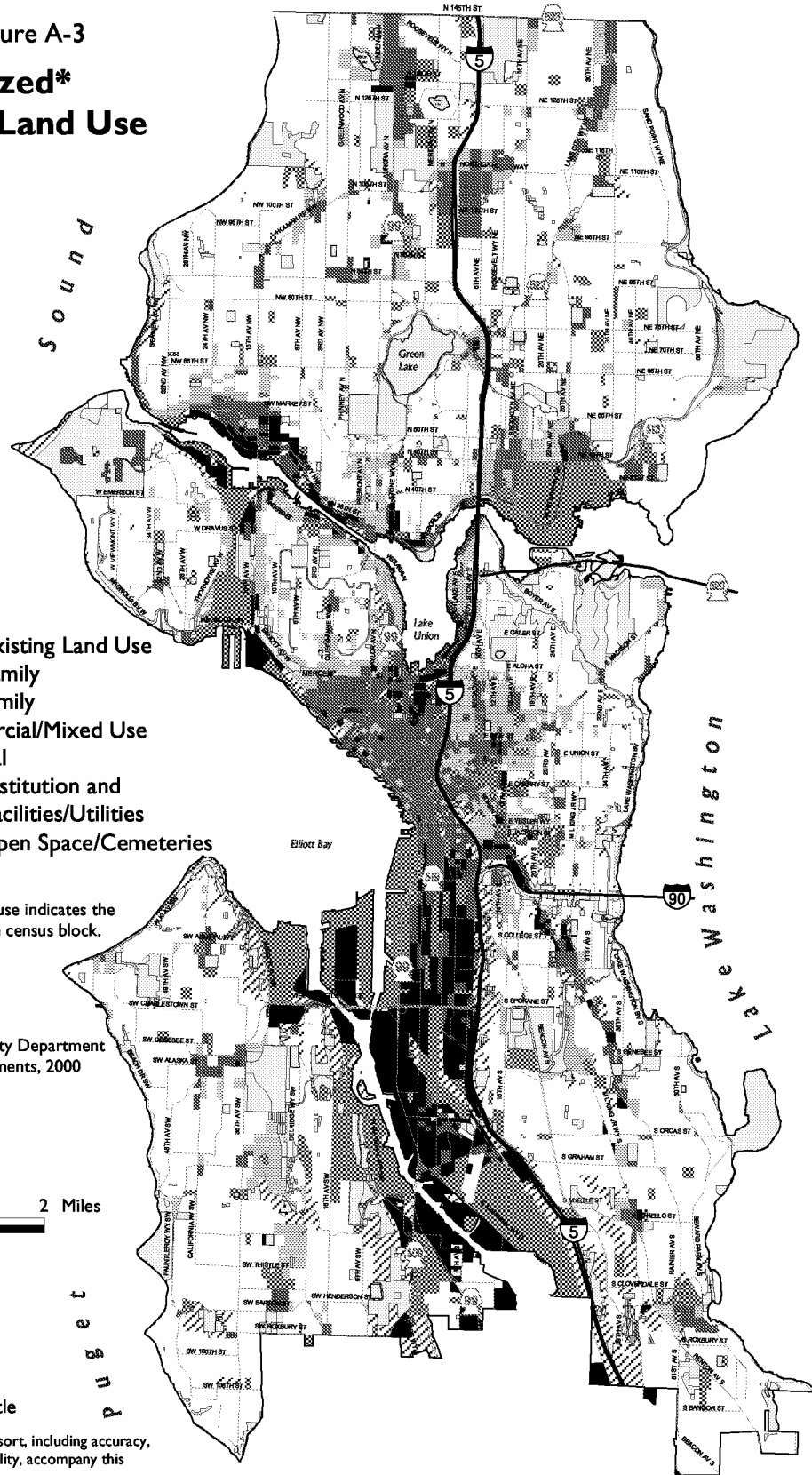
Source: King County Department of Assessments, 2000



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Land Use Figure A-4

NUMBER OF UNITS BY HOUSING TYPE BY DISTRICTS  
(in Dwelling Units)

District	Single Family	Duplex	Triplex/ Four-plex	5 to 9 unit Building	10 to 19 unit Building	20 to 49 unit Building	50 or more units	Mobile Home	Other	Total Units
Ballard	12,990	1,433	1,346	1,939	1,461	1,080	310	8	273	20,567
Capitol Hill	5,393	550	910	1,696	4,439	7,349	5,027	3	283	25,640
Central	6,621	1,029	922	952	1,307	1,529	610	16	135	13,269
Downtown	56	32	80	236	524	2,554	5,237	3	210	8,857
Duwamish	9,396	1,002	853	605	1,037	700	302	57	143	14,162
Lake Union	5,580	1,041	1,180	2,273	2,377	1,113	69	8	471	13,784
North	9,881	271	433	855	1,264	1,704	2,421	35	146	17,335
Northeast	17,376	874	1,348	1,675	2,573	2,901	1,239	80	244	28,212
Northwest	17,594	1,149	1,231	1,727	2,796	2,382	1,494	442	237	29,059
Queen Anne	11,510	1,235	1,614	2,405	3,525	5,391	1,268	13	334	27,198
Southeast	12,134	555	550	651	994	930	699	9	166	16,856
West Seattle	23,799	1,320	1,683	1,622	2,123	2,596	544	20	220	33,873
Citywide Totals	132,300	10,491	12,150	16,636	24,420	30,229	19,220	694	2,862	249,032

Source: 1990 US Census

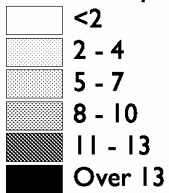




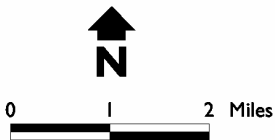
Land Use Figure A-5

**1990 Household Density**

Households per Acre



Source: 1990 U.S. Census



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**Land Use Appendix**

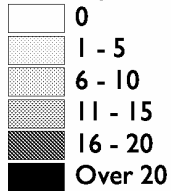
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Land Use Figure A-6

# 1990 Population Density

Persons per Acre



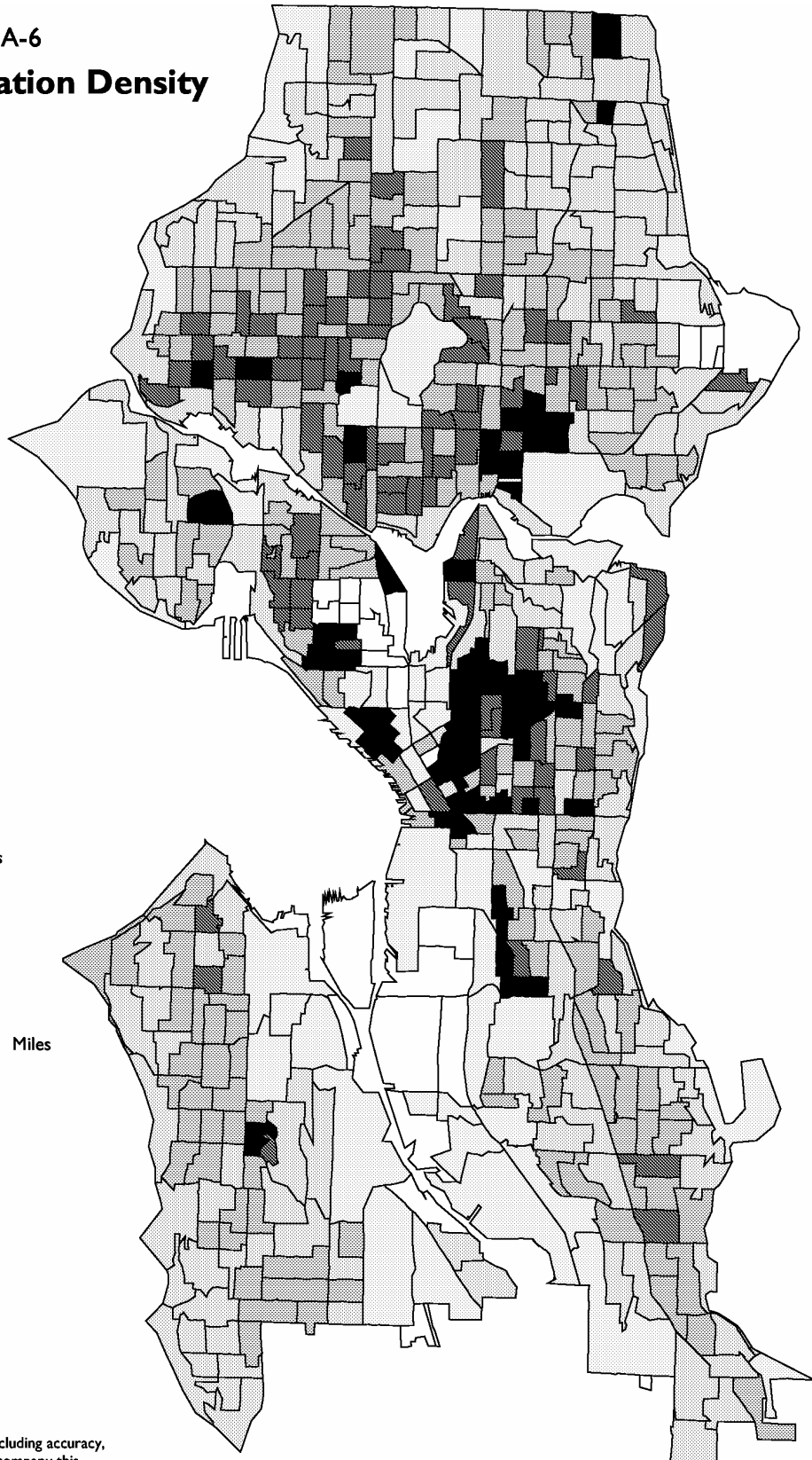
Source: 1990 U.S. Census



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## **Employment Activity**

Seattle is a regional employment center providing a great variety of jobs. Based on PSRC 1990 data, Seattle contains about 469,802 jobs in businesses occupying about 5,442 commercial and industrial acres, or 10% of the total city land area. Land Use Figure A-7 shows the distribution of these jobs according to standard classifications by neighborhood districts.

## **Employment Densities**

Land Use Figure A-8 illustrates the distribution of employment density as number of jobs per gross acre. Areas with the highest job densities (greater than 50 jobs/gross acre) include Downtown, First Hill, Seattle Center and South Lake Union communities. Areas with a fairly high density (26 to 50 jobs/gross acre) are the University District, Ballard and Central areas. Predominantly residential areas of the city have employment densities as low as 1 to 15 jobs per acre.

## **Major Employment Concentrations**

Employment activity is much more concentrated than housing. Most of the jobs in the city are located in the areas described below. These areas are unique because they attract people daily from all over the city and region.

**Downtown.** Downtown Seattle, with about 165,000 jobs at an average density of about 175 jobs per gross acre, supports the largest concentration of jobs in the Pacific Northwest. In some parts of the office core, job densities exceed 300 jobs per acre. Almost 37% of the total number of jobs in the city are located downtown.

**University District.** University District, with over 31,500 jobs, has the second greatest concentration of employment within the city. While much of this employment is associated with the University of Washington, the largest single employer in the city, the area also has significant amounts of both service and retail employment. Employment density in the University District is about 40 jobs per acre.

**Northgate.** In addition to Northgate Mall, the city's principal regional shopping facility outside of downtown, several major employers are clustered in the Northgate area, including Northwest Hospital, North Seattle Community College and a relatively large concentration of service employment. This area has a total employment of about 11,366 jobs, at a density of about 28 jobs per acre.

**Seattle Center.** Another substantial concentration of employment located immediately north of downtown is the area around Seattle Center between Denny Way and the base of Queen Anne Hill. Providing backup office and service activity for downtown, as well as other retail and service uses, the area accommodates over 33,000 jobs at a job density of around 37 jobs per acre.

**First Hill.** A very specialized concentration of medical facilities has developed on First Hill east of downtown, lending the area the nickname "Pill Hill." With Swedish Hospital Medical Center, Virginia Mason Medical Center, Harborview Medical Center and related support facilities, this area has one of the greatest employment concentrations in the city, with around 20,000 jobs at an





average employment density of about 85 jobs  
per acre.





**Major Institutions.** A number of major institutions located throughout the city also provide significant concentrations of employment for the whole region, such as the University of Washington. Others are somewhat isolated concentrations of employment in otherwise low-density areas, such as Veterans Administration Medical Center and South Seattle Community College.

**Neighborhood Commercial.** Seattle's neighborhood business areas provide locations for services needed by the surrounding low- to moderate-residential populations, such as food from restaurants or grocery stores; entertainment; professional, personal or business services. These neighborhood businesses are dispersed and the range of services they provide varies throughout the city. They generally are in locations with fair accessibility to both the transportation network and concentrations of people.

A number of the city's larger, more-established neighborhood commercial areas also provide concentrations of employment. Ballard, Fremont, and West Seattle Junction are all areas with between 3,000 and 6,000 jobs and employment densities averaging in the 10 to 20 jobs per acre range. Other commercial areas with notable job concentrations include Lake City, the Aurora strip between N. 125th and N. 145th Streets and the area around Rainier Avenue and Interstate 90. The employment populations of these areas range between 3,000 and 4,000, with average job densities of between 8 to 12 jobs per acre. South Lake Union, in close proximity to Downtown, has over 15,000 jobs, reaching an employment density of 34 jobs per acre.

**Industrial Areas.** Citywide, industrial uses are concentrated in the Duwamish Valley, and North Seattle, which includes Interbay, and the shoreline area between Ballard and Fremont. Some manufacturing and industrial activity also occurs around the shores of Lake Union and along Rainier Avenue, near Interstate 90. Two of these areas, North Seattle and the Duwamish Valley, are major areas of employment. The North Seattle area has roughly 15,000 jobs, while the Duwamish accounts for over 65,000. Combined, they contain roughly 17% of the city's total employment population. Given the land-intensive nature of employment activities in these areas, the job densities are comparatively low, seldom exceeding 14 jobs per acre.









Land Use Figure A-7

**1990 EMPLOYMENT BY DISTRICTS**

DISTRICT	Retail	F.I.R.E.*	Government	Education	W.C.T.U.**	Manufacturing	Total
Ballard	3,837	4,480	757	216	2,127	3,110	14,527
Capitol Hill	3,716	23,100	6,063	111	931	701	34,622
Central	971	12,219	1,039	214	897	1,931	17,271
Downtown	21,427	91,004	30,261	0	24,525	7,819	175,036
Duwamish	5,054	11,453	11,720	223	24,426	17,868	70,744
Lake Union	2,758	9,307	441	52	1,368	2,666	16,592
North	5,239	7,839	380	215	649	302	14,623
Northeast	6,421	11,681	22,318	242	698	610	41,970
Northwest	4,614	9,324	1,748	255	1,078	697	17,716
Queen Anne	4,762	17,048	4,149	437	8,654	4,658	39,708
Southeast	1,803	2,266	1,022	379	778	1,566	7,814
West Seattle	4,211	4,557	997	376	3,127	5,911	19,179
Citywide Totals	64,813	204,277	80,895	2,720	69,258	47,839	469,802

Source: Puget Sound Regional Council, Nov. 1993

\*F.I.R.E. - Finance, Insurance, and Real Estate

\*\*W.C.T.U. - Wholesale, Communications, Transportation, and Utilities

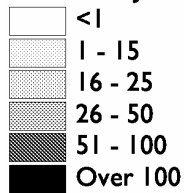




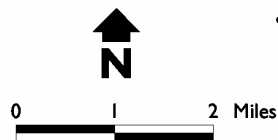
Land Use Figure A-8

# **Employment Density by 1990 Census Tract**

Number of Jobs per Acre



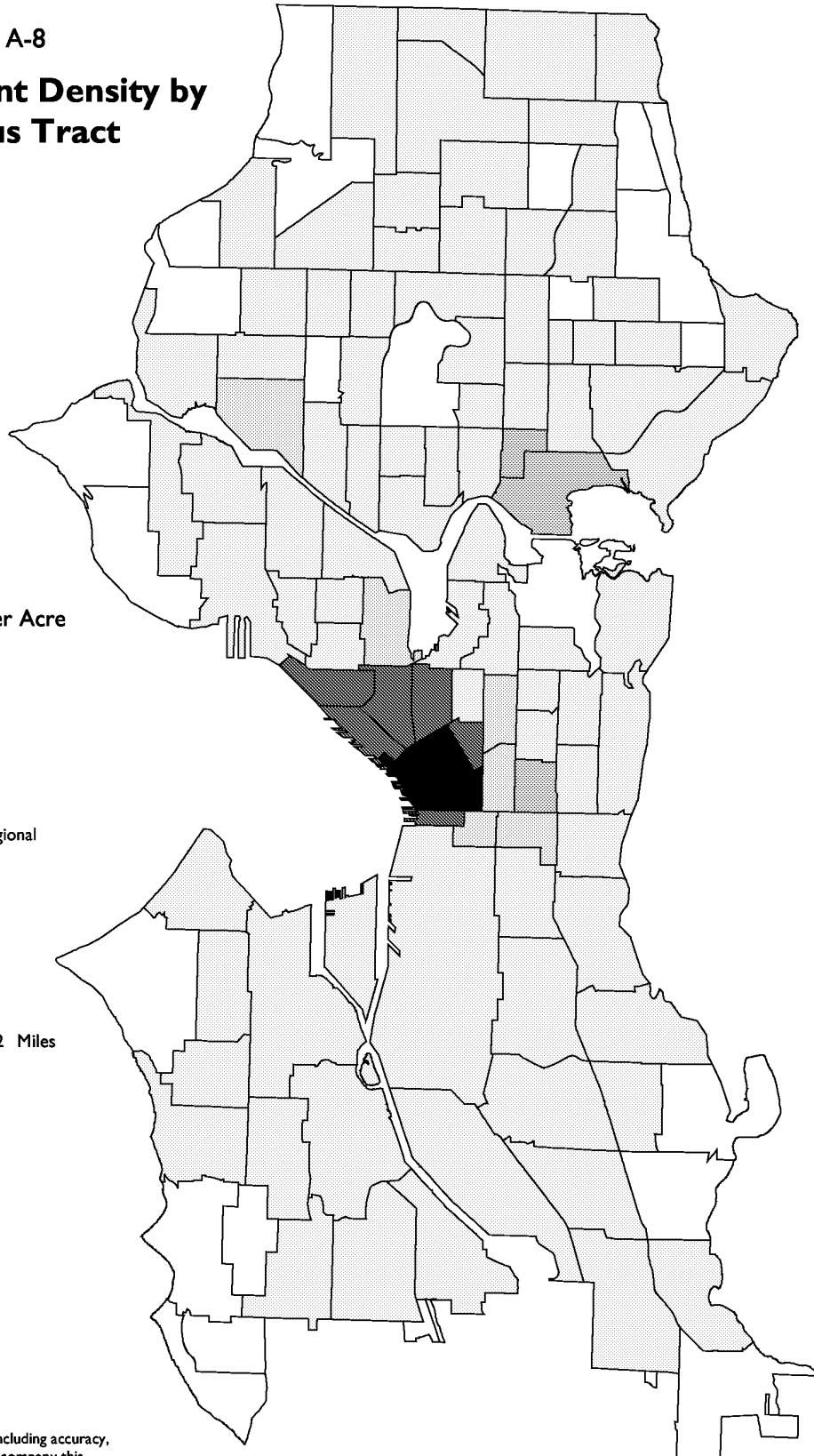
Source: Puget Sound Regional  
Council, November 1993



2000 City of Seattle

No warranties of any sort, including accuracy,  
fitness or merchantability, accompany this  
product.

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## **Employment Distribution by Employment Sector**

The distribution of jobs by employment sector in Seattle is shown in Land Use Figure A-9. Between 1980 and 1990, the number of jobs in Seattle increased by 21%, (83,118 new

jobs). Service jobs accounted for the biggest increases, while manufacturing jobs have decreased by more than 5%.

LAND USE FIGURE A-9

### **DISTRIBUTION OF JOBS BY EMPLOYMENT SECTOR**

Employment Sector	1980	% Share	1990	% Share	% Change
Mfg	50,536	13.1	47,839	10.0	-5
Retail	61,218	15.8	64,813	13.8	+6
WCTU	60,326	15.6	69,258	14.7	+15
FIRE/Serv	137,358	35.5	204,277	43.5	+49
Govt/Educ	77,246	20.0	83,615	17.8	+8
TOTAL	386,684		469,802		+21

Source: Forecasts of Seattle's Population, Household, and Employment Characteristics for the Comprehensive Plan EIS Analysis, Seattle Planning Department, September 1992.

- \* Mfg = Manufacturing
- WCTU = Wholesale, trade, transportation, communications, utilities
- FIRE/Serv = Finance, insurance, real estate, services
- Govt/Educ = Government, Education





## Land Use Appendix E

### Growth Management Projections for the City of Seattle

The following annual population and employment projections reflect the City's 20 year population and employment growth assumptions. These figures are projections, or what is predicted to occur over the life of

the Plan. Growth estimates reflect Washington State estimates of actual housing growth as of April 1 of each year. These figures will be revised periodically to reflect changes in assumptions and/or actual growth.

Resident Population			Housing and Households		Employment
Year	Projected Population	Estimated Population	Projected Households	Estimated Housing Units	Projected Employment
1994	527,200	531,400	245,400	259,000	549,400
1995	526,900	532,900	246,300	259,900	554,600
1996	527,600	534,700	247,600	260,900	560,400
1997	528,400	536,600	249,000	262,000	568,000
1998	529,900	539,700	250,900	264,400	576,800
1999	532,200	540,500	253,100	266,100	586,400
2000	536,000	540,900	256,100	269,100	597,400
2001	541,100		260,100		607,000
2002	546,200		264,000		616,000
2003	549,800		267,000		623,700
2004	552,700		269,600		629,100
2005	556,000		272,300		634,200
2006	559,600		275,400		640,300
2007	564,600		279,100		647,100
2008	569,400		282,900		654,100
2009	573,700		286,400		661,100
2010	578,100		289,800		668,100
2011	582,600		293,400		674,300
2012	587,400		297,100		681,100
2013	592,600		301,200		688,700
2014	598,400		305,700		696,900

Sources:

"Growth Management Act Projections for the City of Seattle"; Dick Conway and Associates, October 1993  
 "April 1 Population of Cities, Towns, and Counties Used for the Allocation of Designated State Revenues";  
 State of Washington, Office of Financial Management, Forecasting Division, June 2000  
 Total Housing Units 1990 through 2000; State of Washington, Office of Financial Management, Forecasting  
 Division, July 2000





## Appendix F

### City Open Space and Recreation Facility Goals

City Open Space	Goal	Area
Breathing Room Open Space	1 Acre per 100 residents	Citywide
Usable Open Space	1/4 to 1/2 acre within 1/4 to 1/2 mile of every resident	Areas outside Urban Villages
Recreation Facilities	Specific Goals for Recreation Facilities such as Community Centers, swimming pools and athletic fields are contained in the Parks Comprehensive Plan	Citywide, except as modified by Village Open Space and Recreation Goals

### URBAN VILLAGE OPEN SPACE AND RECREATION FACILITY GOALS

Goal	Urban Center Villages	Hub Urban Villages	Residential Urban Villages
Urban Village Open Space Population-based Goals	One acre of Village Open Space per 1,000 households. For the downtown core one acre of Village Open Space per 10,000 jobs.	One acre of Village Open Space per 1,000 households.	Same as for Hub Urban Villages.
Urban Village Open Space Distribution Goals	All locations in the village within approximately 1/8 mile of Village Open Space.	Same as for Urban Center Villages.	For moderate and high density areas: All locations within 1/8 mile of a Village Open Space that is between 1/4- and 1-acre in size, or within 1/4 mile of a Village Open Space that is greater than 1 acre. For low density areas: All locations within 1/4 mile of any qualifying Village Open Space.
Qualifying Criteria for Village Open Space	Dedicated open spaces of at least 10,000 square feet in size, publicly accessible, and usable for recreation and social activities.	Same as for Urban Center Villages.	Same as for Urban Center and Hub Villages.
Village Commons, Recreation Facility and Community Garden Goals	At least one usable open space of at least one acre in size (Village Commons) where the existing and target households total 2,500 or more. (Amended 11/96). One indoor, multiple-use recreation facility serving each Urban Center. One dedicated community garden for each 2,500 households in the Village with at least one dedicated garden site.	At least one usable open space of at least one acre in size (Village Commons). One facility for indoor public assembly. Same as for Urban Center Villages.	At least one usable open space of at least one acre in size (Village Commons) where overall residential density is 10 households per gross acre or more. One facility for indoor public assembly in Villages with greater than 2,000 households. Same as for Urban Center and Hub Villages.

